



## NOTICE OF MEETING

### STATE PUBLIC WORKS BOARD

Friday, March 13, 2015, at 10:00 a.m., or upon  
adjournment of the Golden State Tobacco  
Securitization Corporation meeting, in Room 113,  
State Capitol, Sacramento, California

#### AGENDA

- |   |      |    |
|---|------|----|
| I. Roll Call  |      |    |
| II. Bond Items  | Page | 2  |
| III. Approval of minutes from the February 13, 2015 meeting |      |    |
| IV. Consent Items   | Page | 3  |
| V. Action Item  | Page | 20 |
| VI. Closed Session  | Page | 35 |
| VII. Reportables  | Page | 35 |

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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to [aurelia.bethea@dof.ca.gov](mailto:aurelia.bethea@dof.ca.gov) five days prior to the meeting.

## BOND ITEMS

### BOND ITEM—1

**DEPARTMENT OF FOOD AND AGRICULTURE (8570)  
YERMO AGRICULTURE INSPECTION STATION RELOCATION  
SAN BERNARDINO COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as revised by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,  
Item 8570-301-0660, as reappropriated by the Budget Acts of 2010, 2011,  
2012, 2013, and 2014*

**Consider adoption of a resolution to:**

- a) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- b) Authorize the sale of lease revenue bonds.**
- c) Approve the form of and authorize the execution of a Project Delivery Agreement between the Department of Food and Agriculture, the Department of Transportation, and the Board.**
- d) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.**

**Total Bond Appropriation**

**\$47,483,000**

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

Department of Food and Agriculture  
Yermo Agriculture Inspection Station Relocation  
San Bernardino County

## **ITEM PULLED FROM THE AGENDA**

## CONSENT ITEMS

### CONSENT ITEM—1

**CALIFORNIA HIGHWAY PATROL (CHP) (2720)**

**CHP ENHANCED RADIO SYSTEM: REPLACE TOWERS AND VAULTS, PHASE 2  
SILVER PEAK SITE – MONO COUNTY**

*Authority: Chapter 712, Statutes of 2010, Item 2720-301-0044(2) as reappropriated by the  
Budget Acts of 2012, 2013, and 2014  
Chapter 33, Statutes of 2011, Item 2720-301-0044(2) as reappropriated by as  
reappropriated by the Budget Act of 2012, 2013, and 2014*

**Consider approving preliminary plans for the Silver Peak site**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of California Highway Patrol  
CHP Enhanced Radio System Replace Towers and Vaults, Phase 2 – Silver Peak:  
Mono County

Action requested

**If approved, the requested action would approve preliminary plans for the Silver Peak site.**

Scope Description

**This project is within scope.** The project will construct a self-supporting radio tower, a pre-fab radio equipment vault, generator vault with emergency generator and all associated support infrastructure as well as the extension of underground utilities and site fencing. The new facility shall be built to meet essential services seismic standards.

### Funding and Cost Verification

**This project is not within cost.** The Budget Act of 2010 provides \$2.8 million Motor Vehicle Account (MVA) for the preliminary plans and working drawings for tower and vault replacements. The Budget Act of 2011 provides an additional \$12.3 million MVA for acquisition and construction, including the authority necessary for this requested acquisition of fee simple title. Augmentations were approved in February 2012 for \$85,000, January 2013 for an additional \$15,000, and April 2013 for \$159,000. The property can be acquired with the funds available and in accordance with legislative intent.

Funding for the working drawing phase for this site requires a redirection of \$101,000 from another tower site within CHPERS-Phase II as project delays have led to a code change for high snow tower design. Other fee increases include full-time inspection for an Essential Service Facility, project management hourly rates and special consultants. The construction costs increased due to the unusual rock formation in the area. In addition, the site has an estimated construction deficit of \$529,000 which will drive the need to redirect from another site or to augment the project should DGS be unable to reduce the amount of deficit for this site. If the full amount requires augmentation, it would represent a project shortfall of 5.2 percent based on this site and previous project augmentations.

\$15,375,000	total authorized project costs
\$15,375,000	total estimated project costs
\$ 4,367,000	funds previously allocated: \$306,000 acquisition, \$1,637,000 preliminary plans, \$678,000 working drawings, and \$1,746,000 construction (\$997,000 contract, \$50,000 contingency, \$232,000 A&E Services, and \$467,000 other project cost).
\$11,008,000	project costs to be allocated: \$615,000 working drawings and \$10,393,000 construction (\$8,078,000 contract, \$404,000 contingency, \$819,000 A&E Services, and \$1,092,000 other project cost)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 12, 2015, and the 35-day statute of limitations will expire on April 16, 2015.

### Real Estate Due Diligence

An agreement has been reached with the United States Forest Service (USFS) that will allow CHP to construct and operate the radio tower. DGS indicates that a ground lease with the USFS will be executed in May 2015 that will allow CHP access to the site for the next 30 years.

### Project Schedule

Approve preliminary plans	March 2015
Approve working drawings	October 2015
Start construction	March 2016
Complete construction	July 2017

**Staff Recommendation: Approve preliminary plans for the Silver Peak site.**

## CONSENT ITEMS

### CONSENT ITEM—2

**CALIFORNIA HIGHWAY PATROL (2720)**  
**QUINCY REPLACEMENT FACILITY – KELSEY LANE SITE**  
**PLUMAS COUNTY**  
DGS Parcel No. 10832

*Authority: Chapter 20, Statutes of 2013, Item 2720-301-0044(3)*  
*Chapter 25, Statutes of 2014, Item 2720-301-0044(3)*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

California Highway Patrol  
Quincy Replacement Facility – Kelsey Lane Site  
Plumas County

Action requested

**If approved, the request would authorize site selection.**

Scope Description

**This project is within scope.** This request will authorize the California Highway Patrol (CHP) to pursue the purchase of approximately 5.32 acres of land located at 129 Kelsey Lane in the City of Quincy, Plumas County (the Property), for the construction of a replacement CHP area office. The replacement area office will include an office building, an auto service building with car wash bay, a fuel island, a property storage building, and miscellaneous areas to house HVAC equipment, a radio antenna tower, a generator and gas tanks.

The Board approved site selection for another site (1097 Lee Road) for the Quincy replacement area office at the June 13, 2014 meeting. However, negotiations with the property owner have been difficult and settlement remains uncertain, thereby necessitating this request to select an alternative site.

#### Funding and Cost Verification

**This project is within cost.** The Budget Act of 2013, Item 2720-301-0044(3), provides \$1.1 million Motor Vehicle Account for the statewide site selection of up to five replacement facilities. In addition, the Budget Act of 2014, Item 2720-301-0044(3), provides \$2.2 million for the acquisition and performance criteria phases of the Quincy Replacement Facility project. The Property can be site selected with the funds available and in accordance with legislative intent.

#### CEQA

Environmental review for the selected site is currently underway and the appropriate CEQA documentation will be completed prior to seeking authorization for site acquisition.

#### Project Schedule

Estimated close of escrow: June 2015

#### Condition of Property Statement

On January 22, 2015, DGS visited a property located at the southwest corner of Kelsey Lane and Quincy Junction Road in the town of Quincy, Plumas County, California. The parcel is bounded on the south and east by Kelsey Lane, on the north by Quincy Junction Road, and on the west by the track field of the Quincy Junior-Senior High School. The wedge or triangular shaped parcel of approximately 5.32 acres (APN 115-130-015-000) is relatively flat. An established drainage runs along the south and west between the site and Kelsey Lane and the site and the High School which drains into a culvert at Quincy Junction Road and opens again into a wetland on the north side of the road. A small residence and out building is located on the east corner of the property along with a small drainage ditch that runs northwest from the general location of the residence to a culvert running under Quincy Junction Road. The parcel was otherwise undeveloped. The parcel appears to have had fill placed on it and still contains mounds in some areas particularly on the south and west portions of the property.

The general land uses surrounding the parcel include single family residential housing on the south side of Kelsey Lane at the base of forested Radio Hill, farm land and flood plain on the north side of Quincy Junction Road, and High School to the west. Gansner Field Airport is located approximately less than one mile to the northwest, with the end of the runway being approximately 0.25 mile northwest of the site, but the FAA does not have concerns with a radio tower at the CHP site.

A Phase I environmental site assessment was not available for review. With the exception of the above-noted environmental conditions, the site appears to be compatible with CHPs proposed use of the property as a field office. DGS has commissioned for preparation of a Phase I and Limited Phase II ESA to further assess any potential subsurface issues as a result of the historical use of the property.

Other:

- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code section 65041 et seq, as the site selected supports efficient development patterns near existing developed areas with adequate transportation and other essential utilities and services.
- The purchase price shall not exceed the estimated fair market value of the Property as determined by a DGS approved appraisal. It is expected that this property will be less expensive than the property previously considered.
- There is no relocation assistance involved with the project.
- DGS is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The site meets the requirements of CHP.
- There are no historic issues and no implied dedication associated with this Property.

**Staff Recommendation:     Authorize site selection.**



## CONSENT ITEM

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
TULARE COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider:**

- a) approving preliminary plans
- b) recognizing revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Jail Project  
Tulare County

Action Requested

**If approved, the requested action would approve preliminary plans and recognize revised project costs.**

Scope Description

**This project is within scope.** This project will design and construct a new facility on approximately 15± acres of a greater 74± acres of county-owned land located in the city of Porterville. The facility will provide approximately 514 beds and will be constructed of steel and concrete for long-term durability.

The housing space will include dayrooms; exercise yards; multipurpose space for programs, including self-help, parenting, life skills, and education classes, and religious services; housing unit control and storage space; and interview, video, and in-person visitation space.

The facility will also include a centralized control room; a kitchen; intake, release, and transportation space; a laundry area; and administrative, staff support, and medical and mental health space. Additionally, the facility will include a storm water retention basin, a thermal energy storage tank, and a building which will include the utility plant and maintenance/warehouse space.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as parking spaces for both staff and visitors. In addition, there will be a secure perimeter including vehicular and pedestrian sally ports.

#### Funding and Project Cost Verification

**This project is not within cost.** Section 15820.913 of the Government Code appropriates \$854,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered by the Board of State and Community Corrections (BSCC). BSCC has conditionally awarded \$60,000,000 from this appropriation to Tulare County for this project. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county.

On July 12, 2013, the Board established the scope, cost, and schedule of this project, allocating \$60,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$66,664,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$70,793,000, which is an increase of \$4,129,000.

\$66,664,000	total authorized project cost
\$70,581,000	total estimated project cost
\$60,000,000	state costs previously allocated: \$2,553,000 preliminary plans, \$2,391,000 working drawings, and \$55,056,000 construction (\$46,173,000 contract, \$2,427,000 contingency, \$1,565,000 A&E, \$2,203,000 agency retained, and \$2,688,000 other project costs)
	state costs adjustment: a decrease of \$140,000 preliminary plans and an increase of \$140,000 construction (an increase of \$2,427,000 contract and \$140,000 other project costs, and a decrease of \$2,427,000 contingency)
\$6,664,000	local costs previously allocated: \$777,000 acquisition/study, \$897,000 preliminary plans, \$378,000 working drawings, and \$4,612,000 construction (\$2,359,000 contract and \$2,253,000 other project costs)
\$3,917,000	local costs increase: an increase of \$140,000 working drawings and \$3,777,000 construction (an increase of \$1,304,000 contract and \$2,613,000 contingency, and a decrease of \$140,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 1, 2013, and the 30-day statute of limitations expired August 1, 2013, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 3, 2015, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	March 2015
Complete working drawings	October 2015
Start construction	January 2016
Complete construction	January 2018

**Staff Recommendation:**     **Approve preliminary plans and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
PLEASANT VALLEY STATE PRISON  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
FRESNO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the  
Government Code*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Pleasant Valley State Prison  
Health Care Facility Improvement Project  
Fresno County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** The health care facility improvement project at Pleasant Valley State Prison (PVSP) will support PVSP's operation as a Basic institution as part of the Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at PVSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and Administrative Segregation Unit (ASU) clinic.

PVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; renovation to the central health services building; and a new pharmacy and lab building. The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The central health services renovation is to provide additional specialty exam rooms, clinical support space, and appropriately sized physical therapy room, optical service and an expanded treatment and triage area. The new pharmacy and lab building will meet the pharmaceutical processing demands at a Basic level of care and make space available within the existing central health services building for direct inmate-patient specialty clinical care services.

#### Funding and Cost Verification

**This project is within cost.** On March 14, 2014, the Board established the scope, cost, and schedule, allocating \$23,095,000 of the \$900,419,000 lease revenue bond financing authority appropriated in section 15819.403(a) of the Government Code for the design and construction for this project. However, staff discovered that only \$21,974,000 of the \$900,419,000 lease revenue bond financing authority was remaining. As such, in May, 2014, an augmentation of \$1,121,000 was approved to increase the appropriation authority to match the established project cost. Subsequently, a revised project cost estimate was prepared in association with the completion of preliminary plans. Based on this estimate, the total estimated project cost is \$22,406,000, a decrease of \$689,000, which is available as potential project savings.

\$23,095,000 total authorized project costs

\$22,406,000 total estimated project costs

\$23,095,000 project costs previously allocated: \$1,399,000 preliminary plans, \$1,467,000 working drawings, and \$20,229,000 construction (\$13,595,000 contract, \$816,000 contingency, \$1,196,000 A&E, \$1,500,000 other project costs, and \$3,122,000 agency retained items)

\$ 689,000 potential project savings: \$295,000 preliminary plans, \$11,000 working drawings, and \$383,000 construction (\$541,000 contract and \$32,000 contingency, and an increase of \$66,000 other project costs and \$124,000 agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 25, 2014, and the 35-day statute of limitations expired on December 30, 2014, without challenge.

### Real Estate Due Diligence

A Summary of Conditions letter covering the greater PVSP property was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

### Project Schedule

Approve preliminary plans	March 2015
Complete working drawings	November 2015
Start construction	March 2016
Complete construction	September 2017

**Staff Recommendation:**     **Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—5

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS RIOS COMMUNITY COLLEGE DISTRICT, DAVIS CENTER, DAVIS CENTER PHASE 2  
YOLO COUNTY**

*Authority: Chapter 25, Statutes of 2014, Item 6870-301-6049 (2)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

California Community Colleges  
Los Rios Community College District, Davis Center,  
Davis Center Phase 2, Yolo County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project provides construction funds for a new 15,806 Assignable Square Feet and 24,860 Gross Square Feet two-story building. The new building will accommodate enrollment growth, ensure compliance with the Americans with Disabilities Act, and incorporate environmental and energy-saving design principles.

### Funding and Project Cost Verification

**This project is within cost.** The total cost of the project is \$14.862 million, state funding equals \$8.963 million and local funding equals \$5.899 million. The preliminary plans and working drawings were appropriated in the 2014 Budget Act. The \$8.756 million construction phase is proposed for funding in the 2015 Governor's Budget.

\$14,862,000	total authorized project costs
\$14,862,000	total estimated project costs
\$ 117,000	state costs previously allocated: preliminary plans
\$ 666,000	local costs previously allocated: preliminary plans.
\$ 8,846,000	state costs to be allocated: \$90,000 working drawings and \$8,756,000 construction contract
\$ 5,233,000	local costs to be allocated: \$361,000 working drawings, \$4,190,000 construction (\$2,854,000 contracts, \$581,000 contingency, and \$755,000 project administration), and equipment \$682,000.

### CEQA

A Notice of Determination was filed with the State Clearinghouse on November 17, 2006, and the 30-day statute of limitations period expired on December 17, 2006.

### Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

### Project Schedule

Approve preliminary plans	March 2015
Complete working drawings	June 2016
Start of construction	August 2016
Complete construction	April 2018

**Staff Recommendation:     Approve preliminary plans.**



## CONSENT ITEMS

### CONSENT ITEM—6

**CALIFORNIA COMMUNITY COLLEGES (6870)  
MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT, MT. SAN JACINTO COLLEGE,  
FIRE ALARM SYSTEM  
RIVERSIDE COUNTY**

*Authority: Chapter 25, Statutes of 2014, Item 6870-301-6041 (2)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

California Community Colleges  
Mt. San Jacinto Community College District, Mt. San Jacinto College,  
Fire Alarm System, Riverside County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project consists of installing a single microprocessor based programmable fire alarm system to replace three existing fire alarm systems on the Mt. San Jacinto College campus. The existing systems are outdated and incompatible and cannot be monitored from a single location.

#### Funding and Project Cost Verification

**This project is within cost.** The total cost of the project is \$4.610 million, state funding equals \$4.399 million and local funding equals \$211,000. The preliminary plans and working drawings were appropriated in the 2014 Budget Act. The \$3.986 million construction phase is proposed for funding in the 2015 Governor's Budget.

\$ 4,610,000	total authorized project costs
\$ 4,610,000	total estimated project costs
\$ 192,000	state costs previously allocated: preliminary plans
\$ 18,000	local costs previously allocated: preliminary plans
\$ 4,207,000	state costs to be allocated: \$221,000 working drawings and \$3,986,000 construction (\$3,452,000 contracts, \$180,000 contingency, and \$354,000 project administration)
\$ 193,000	local costs to be allocated: \$10,000 working drawings, \$156,000 construction, and \$27,000 equipment (\$156,000 contracts)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 23, 2014, and the 35-day statute of limitations period expired on January 27, 2015.

#### Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

Approve preliminary plans	March 2015
Complete working drawings	June 2015
Start construction	April 2016
Complete construction	April 2017

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—7

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SANTA BARBARA COMMUNITY COLLEGE DISTRICT, SANTA BARBARA CITY COLLEGE  
CAMPUS CENTER SEISMIC & CODES UPGRADES  
SANTA BARBARA COUNTY**

*Authority: Chapter 25, Statutes of 2014, Item 6870-301-6049 (4)*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

California Community Colleges  
Santa Barbara Community College District, Santa Barbara City College  
Campus Center Seismic & Codes Upgrades, Santa Barbara County

#### Action Requested

If approved, the requested action would approve preliminary plans.

#### Scope Description

**This project is within scope.** This project provides construction funds for a new 23,655 Assignable Square Feet and 32,903 Gross Square Feet three-story building for health and safety reasons that house the Journalism and Culinary Arts programs. By replacing the existing building, the new building will address safety, health, seismic, ADA accessibility, below grade water intrusion, and failing building infrastructure.

#### Funding and Project Cost Verification

**This project is within cost.** The total cost of the project is \$30.863 million, state funding equals \$21.911 million and local funding equals \$8.952 million. The preliminary plans and working drawings were appropriated in the 2014 Budget Act. The \$28.469 million construction phase is proposed for funding in the 2015 Governor's Budget.

\$ 30,863,000	total authorized project costs
\$ 30,863,000	total estimated project costs
\$ 855,000	state costs previously allocated: preliminary plans
\$ 403,000	local costs previously allocated: preliminary plans
\$ 21,056,000	state costs to be allocated: \$772,000 working drawings and \$20,284,000 construction (\$17,453,000 contracts, \$1,282,000 contingency, and \$1,549,000 project administration)
\$ 8,549,000	local costs to be allocated: \$364,000 working drawings and \$8,185,000 construction (\$8,185,000 contracts)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 24, 2014, and the 30-day statute of limitations period expired on November 28, 2014, without challenge, without challenge.

#### Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

#### Project Schedule

Approve preliminary plans	March 2015
Complete working drawings	August 2015
Start construction	November 2016
Complete construction	November 2018

**Staff Recommendation: Approve preliminary plans.**

## ACTION ITEMS

### ACTION ITEM—1

DEPARTMENT OF GENERAL SERVICES (7760)  
FRED C. NELLES YOUTH CORRECTIONAL FACILITY, CITY OF WHITTIER  
LOS ANGELES COUNTY  
Surplus Parcel Number SSL 628

*Authority: Chapter 925, Statutes of 2004 and Government Code Section 11011.1*

**Consider acknowledgement of the proposed Second Amendment to the Purchase and Sale Agreement negotiated by the Department of General Services and Brookfield Homes related to the sale of the Fred C. Nelles Youth Correctional Facility (approximately 75 acres) and confirm the terms thereof do not alter the Board's Resolution dated June 10, 2011, in which approval of the sale conditioned on defeasance of a portion of the Board's outstanding 2000 Series B bonds.**

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

Department of General Services  
Department of Corrections and Rehabilitation  
Fred C. Nelles Youth Correctional Facility, City of Whittier  
Los Angeles County

#### Action Requested

**The requested action, if approved, would acknowledge the proposed Second Amendment to the Purchase and Sale Agreement negotiated by the Department of General Services and Brookfield Homes related to the sale of the Fred C. Nelles Youth Correctional Facility as staff has confirmed the terms thereof do not alter the Board's Resolution dated June 10, 2011, in which approval of the sale conditioned on defeasance of a portion of the Board's outstanding 2000 Series B bonds.**

#### Background and Description of Action Requested

Pursuant to Government Code Section 11011.1 and as authorized by Chapter 925, Statutes of 2004, the Director of the Department of General Services (DGS) was authorized by the State Public Works Board (Board) to sell approximately 75 acres located at Fred C. Nelles Youth Correctional Facility in the City of Whittier (City), County of Los Angeles at its June 10, 2011 meeting conditioned upon the defeasance of outstanding lease revenue bonds prior to the close of escrow. On June 16, 2011, DGS and Brookfield Homes (Buyer) entered into a Purchase and Sale Agreement (PSA) regarding the Fred C. Nelles Youth Correctional

Facility at a price of \$42.5 million. On August 10, 2012, the Board acknowledged the First Amendment to the Sale and Purchase Agreement and confirmed the terms thereof did not alter the Board's June 10, 2011 Resolution.

According to DGS, the City will be unable to grant the entitlements before the March 27, 2015 close of escrow date in the PSA; therefore, DGS and the Buyer have proposed a second amendment to the PSA. The second amendment provides the following changes:

- The \$2.125 million escrow deposit required in the PSA is now to be paid by the Buyer by April 1, 2015.
- The sale of the property will no longer be conditioned upon DGS's assistance in acquiring road frontage along Whittier Boulevard from the California Department of Transportation or upon the Buyer gaining approval from the County of Los Angeles to accept responsibility for maintaining an existing storm drain outside of the property boundary.
- A mechanism has been added to allow DGS to terminate the PSA should the City of Whittier and the Buyer reach an impasse regarding entitlements.
- An extension to the close of escrow has been added should a legal challenge be encountered regarding entitlements, provided the close does not extend past March 27, 2017.

**None of the proposed amendments alters the Board's Resolution dated June 10, 2011, in which approval of the sale conditioned on defeasance of a portion of the Board's outstanding 2000 Series B bonds.**

#### Funding and Cost Verification

The costs associated with the sale of the state surplus property including administrative staff costs, consultant costs and costs related to the redemption of the bonds encumbering the property will be paid from the proceeds of the sale. No future costs have been identified with the approval of this sale.

Pursuant to Proposition 60a, (Article III, Section 9 of the California Constitution), the net proceeds of the sale will be used towards the retirement of the Economic Recovery Bonds. Should the Economic Recovery Bonds no longer remain outstanding at the time the net proceeds were received, the proceeds would instead be placed in the Special Fund for Economic Uncertainties.

**Staff Recommendation:**      **Acknowledge the proposed Second Amendment to the Purchase and Sale Agreement negotiated by the Department of General Services and Brookfield Homes related to the sale of the Fred C. Nelles Youth Correctional Facility as staff has confirmed the terms thereof do not alter the Board's Resolution dated June 10, 2011, in which approval of the sale conditioned on defeasance of a portion of the Board's outstanding 2000 Series B bonds.**

## ACTION ITEMS

### ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
MADERA, FRESNO AND KING COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

**Consider approving site selection for the following parcels that were site-selected at previous Board meetings with an outdated or incorrect Assessor's Parcel Number (APN) or where a review of a larger acquisition parcel identified the need to site select an additional APN:**

Site Selected APN	Revised APN
035-212-002	035-212-003
035-212-002	035-212-004
035-212-002	035-212-005
Newly identified parcel	450-154-01T
014-090-041	014-090-047
014-090-041	014-090-048
014-090-041	014-090-049
014-130-062	014-130-089
014-130-062	014-130-090
014-130-062	014-130-091
014-130-062	014-130-092
014-130-062	014-130-093
014-130-062	014-130-094
014-130-062	014-130-095
004-260-001	014-260-100
016-200-010	016-200-048
334-240-66	334-250-66

## ACTION ITEMS

### STAFF ANALYSIS ITEM—2

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Madera, Fresno, and King Counties

#### Action Requested

**If approved, the requested action would approve site selection for the following parcels that were site-selected at previous Board meetings with an outdated or incorrect Assessor's Parcel Number (APN) or where a review of a larger acquisition parcel identified the need to site select an additional APN.**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts.

The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,300 parcels and the construction of the 130-mile IOS-1.

#### Background

To date, the Board has site-selected 1,089 parcels comprising the northernmost approximately 92 miles of the IOS-1. The properties that are the subject of this site selection were originally site selected at previous Board meetings; however, it was recently discovered that several of the maps used to develop that site selection item inadvertently used either the incorrect or outdated APN number for the nine parcels. This action is intended to rectify the error by site selecting the correct APNs. In several cases, a single parcel was split into multiple parts and in one instance, the City of Fresno identified an additional APN as a part of the greater parcel that needs to be acquired. As a result, should this action be approved, the cumulative total site selected will increase to 1,100 parcels

The parcels subject to this site selection lie within the Fresno to Bakersfield segment. For this segment, the CEQA Notice of Determination was filed on May 8, 2014, and the associated Federal Record of Decision was released by the Federal Railroad Administration on June 27, 2014, thereby completing the NEPA process. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.



Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired.

**Staff Recommendation:** Approve site selection for parcels that were site-selected at previous Board meetings with an outdated or incorrect Assessor's Parcel Number (APN) or where a review of a larger acquisition parcel identified the need to site select an additional APN.

## ACTION ITEMS

### ACTION ITEM—3

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
MADERA, FRESNO AND KINGS COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)  
Section 15854 of the Government Code*

**Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain to acquire the following properties:**

- 1. Schmall Property (Fresno County)  
Authority Parcel Number: FB-10-0309-1  
Assessor Parcel Number: 334-310-55**
- 2. Miranda Property (Fresno County)  
Authority Parcel Numbers: FB-10-0305-1, FB-10-0305-2, FB-10-0305-3, and  
FB-10-0305-4  
Assessor Parcel Number: 334-310-20**
- 3. Lust Property (Fresno County)  
Authority Parcel Numbers: FB-10-0199-1 and FB-10-0199-01-01  
Assessor Parcel Number: 478-290-20**
- 4. Lazarus Property (Fresno County)  
Authority Parcel Numbers: FB-10-0288-1, FB-10-0288-2, FB-10-0288-3, and  
FB-10-0288-4  
Assessor Parcel Number: 334-330-24**
- 5. Ybarra Property (Fresno County)  
Authority Parcel Number: FB-10-0348-1  
Assessor Parcel Number: 335-220-14**
- 6. Buzz Oates Property 1 (Fresno County)  
Authority Parcel Numbers: MF-10-0086-1 and MF-10-0086-2  
Assessor Parcel Number: 510-050-30**
- 7. Buzz Oates Property 2 (Fresno County)  
Authority Parcel Numbers: MF-10-0088-1 and MF-10-0088-2  
Assessor Parcel Number: 510-050-31**
- 8. Gonzales Property (Fresno County)  
Authority Parcel Numbers: FB-10-0350-1, FB-10-0350-2 and FB-10-0350-01-01  
Assessor Parcel Number: 338-080-03**

9. **Greyhound Line Property (Fresno County)**  
Authority Parcel Number: FB-10-0503-1  
Assessor Parcel Number: 467-030-03S
10. **Lohse Property 1 (Kings County)**  
Authority Parcel Number: FB-16-0053-1  
Assessor Parcel Number: 014-020-006
11. **Lohse Property 2 (Kings County)**  
Authority Parcel Numbers: FB-16-0054-1, FB 16-0054-2 and FB-16-0054-3  
Assessor Parcel Number: 014-020-012
12. **Patel Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0078-1, FB-10-0078-2 and FB-10-0078-3  
Assessor Parcel Number: 450-280-03
13. **Frankian Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0179-1 and FB-10-0179-01-01  
Assessor Parcel Number: 478-102-02
14. **Pal and Kumar Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0317-1 and FB-10-0317-2  
Assessor Parcel Number: 335-190-08
15. **Ruiz Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0335-1, FB-10-0335-2 and FB-10-0335-3  
Assessor Parcel Number: 335-140-37
16. **Johns Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0680-1 and FB-10-0680-2  
Assessor Parcel Number: 334-330-07
17. **Fowler Packing Property (Fresno County)**  
Authority Parcel Number: FB-10-0704-1  
Assessor Parcel Number: 338-080-15
18. **Fagundes Property (Kings County)**  
Authority Parcel Number: FB-16-0048-1  
Assessor Parcel Number: 014-060-039
19. **Fresno Interstate Business Park Property (Fresno County)**  
Authority Parcel Numbers: MF-10-0101-1, MF-10-0101-2, MF-10-0101-3 and MF-10-0101-4  
Assessor Parcel Number: 510-460-16
20. **Cedar Avenue Properties Property (Fresno County)**  
Authority Parcel Number: FB-10-0699-1  
Assessor Parcel Number: 335-220-31
21. **Penaloza Property (Kings County)**  
Authority Parcel Numbers: FB-16-0138-1 and FB-16-0138-01-01  
Assessor Parcel Number: APN 014-390-016

- 22. Archer Property (Kings County)**  
Authority Parcel Numbers: FB-16-0139-1, FB-16-0139-2 and FB-16-0139-01-01  
Assessor Parcel Number: 014-390-017
- 23. Yergat Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0299-1 and FB-10-0299-2  
Assessor Parcel Number: 334-250-43
- 24. Teixeira Farms Property (Kings County)**  
Authority Parcel Numbers: FB-16-0069-1 and FB-16-0069-2  
Assessor Parcel Number: 014-090-024
- 25. Singh Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0406-1 and FB-10-0406-2  
Assessor Parcel Number: 042-190-41S
- 26. Gill Property (Fresno County)**  
Authority Parcel Number: FB-10-0284-1  
Assessor Parcel Number: 334-040-93S
- 27. Eskelsen Property (Fresno County)**  
Authority Parcel Number: FB-10-0360-1  
Assessor Parcel Number: 338-080-30
- 28. Gentle Property (Fresno County)**  
Authority Parcel Numbers: FB-10-0320-1 and FB-10-0320-01-01  
Assessor Parcel Number: 335-110-20
- 29. M.C. Land Property (Kings County)**  
Authority Parcel Numbers: FB-16-0047-1, FB-16-0047-2, and FB-16-0047-01-01  
Assessor Parcel Number: 014-060-038
- 30. Everspring Alliance Property (Madera County)**  
Authority Parcel Numbers: MF-20-0933-1, MF-20-0933-2 and MF-20-0933-01-01  
Assessor Parcel Number: 047-070-007

## ACTION ITEMS

### STAFF ANALYSIS ITEM—3

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Madera, Fresno and Kings Counties

#### Action Requested

**If approved, the requested action would adopt 28 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 71.1 acres. Specifically, the requested action would approve agenda items 1-16, 18-19 and 21-30.**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,300 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1.

#### Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield.

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to

acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the 28 properties is within the right of way for IOS-1 and was site selected at previous Board meetings. The site selections took place after an extensive environmental review process where it was determined that any alternative alignment would include the selected parcels, or where a preferred alignment had already been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of these properties will allow the High Speed Rail Authority to move forward with construction of the HSTS.

Between May 2013 and January 2015, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the properties are continuing; however, in order to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain is required.

On February 17, 23, 24, and 25, 2015, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

**Property Specific Information:**

1. Schmall Property (Fresno County)  
Authority Parcel Number: FB-10-0309-1  
Assessor Parcel Number: 334-310-55  
Partial acquisition: 3.78 acres in fee

This property will be needed for the construction of the E. Adams Avenue grade separation and related street improvements to S. Maple Avenue.

2. Miranda Property (Fresno County)  
Authority Parcel Numbers: FB-10-0305-1, FB-10-0305-2, FB-10-0305-3, and FB-10-0305-4  
Assessor Parcel Number: 334-310-20  
Partial acquisition: 5.31 acres total (5.29 acres in fee, 0.02 acre in Temporary Construction Easement (TCE))

This property will be needed for the construction of the HSTS between E. Adams Avenue and E. Clayton Avenue and the E. Adams Avenue grade separation.

3. Lust Property (Fresno County)  
Authority Parcel Numbers: FB-10-0199-1 and FB-10-0199-01-01  
Assessor Parcel Number: 478-290-20  
Full acquisition: 0.52 acres in fee

This property will be needed for the construction of the HSTS between E. Church Avenue and E. Belgravia Avenue.

4. Lazarus Property (Fresno County)  
Authority Parcel Numbers: FB-10-0288-1, FB-10-0288-2, FB-10-0288-3, and FB-10-0288-4  
Assessor Parcel Number: 334-330-24  
Partial acquisition: 6.36 acres total (6.34 acres in fee, 0.02 acre in TCE)

This property will be needed for the construction of the HSTS between E. Lincoln Avenue and E. Jefferson Avenue and the E. Lincoln Avenue grade separation.

5. Ybarra Property (Fresno County)  
Authority Parcel Number: FB-10-0348-1  
Assessor Parcel Number: 335-220-14  
Partial acquisition: 0.02 acre in fee

This property will be needed for the construction of the E. Manning Avenue grade separation.

6. Buzz Oates Property 1 (Fresno County)  
Authority Parcel Numbers: MF-10-0086-1 and MF-10-0086-2  
Assessor Parcel Number: 510-050-30  
Partial acquisition: 0.11 acre total (0.07 acre in fee, 0.04 acre in TCE)

This property will be needed for the construction of street improvements on N. Cornelia Avenue associated with the Shaw Avenue grade separation.

7. Buzz Oates Property 2 (Fresno County)  
Authority Parcel Numbers: MF-10-0088-1 and MF-10-0088-2  
Assessor Parcel Number: 510-050-31  
Partial acquisition: 0.16 acre total (0.10 acre in fee, 0.06 acre in TCE)

This property will be needed for the construction of street improvements on N. Cornelia Avenue associated with the Shaw Avenue grade separation.

8. Gonzales Property (Fresno County)  
Authority Parcel Numbers: FB-10-0350-1, FB-10-0350-2 and FB-10-0350-01-01  
Assessor Parcel Number: 338-080-03  
Partial acquisition: 4.64 acres in fee

This property will be needed for the construction of the HSTS between E. Manning Avenue and E. Springfield Avenue.

9. Greyhound Line Property (Fresno County)  
Authority Parcel Number: FB-10-0503-1  
Assessor Parcel Number: 467-030-03S  
Full acquisition: 1.41 acres in fee

This property will be needed to provide pedestrian and auto access to the Fresno Station Platform.

10. Lohse Property 1 (Kings County)  
Authority Parcel Number: FB-16-0053-1  
Assessor Parcel Number: 014-020-006  
Partial acquisition: 1.22 acres in fee

This property will be needed for the construction of the Elder Avenue grade separation.

11. Lohse Property 2 (Kings County)  
Authority Parcel Numbers: FB-16-0054-1, FB 16-0054-2 and FB-16-0054-3  
Assessor Parcel Number: 014-020-012  
Partial acquisition: 12.47 acres in fee

This property will be needed for the construction of the HSTS between Elder Avenue and Excelsior Avenue and the Elder Avenue grade separation.

12. Patel Property (Fresno County)

Authority Parcel Numbers: FB-10-0078-1, FB-10-0078-2 and FB-10-0078-3

Assessor Parcel Number: 450-280-03

Partial acquisition: 0.13 acre total (0.09 acre in fee, 0.04 acre in TCE)

This property will be needed for the realignment of N. Golden State Boulevard between W. Pine Avenue and W. Olive Avenue.

13. Frankian Property (Fresno County)

Authority Parcel Numbers: FB-10-0179-1 and FB-10-0179-01-01

Assessor Parcel Number: 478-102-02

Full acquisition: 0.09 acre in fee

This property will be needed for the construction of the HSTS between S. Cherry Avenue and E. Lorena Avenue.

14. Pal and Kumar Property (Fresno County)

Authority Parcel Numbers: FB-10-0317-1 and FB-10-0317-2

Assessor Parcel Number: 335-190-08

Partial acquisition: 0.03 acre total (0.02 acre in fee, 0.01 acre in TCE)

This property will be needed for the construction of the E. Adams Avenue grade separation.

15. Ruiz Property (Fresno County)

Authority Parcel Numbers: FB-10-0335-1, FB-10-0335-2 and FB-10-0335-3

Assessor Parcel Number: 335-140-37

Partial acquisition: 4.32 acres in fee

This property will be needed for the construction of the HSTS between E. South Avenue and E. Manning Avenue and the E. South Avenue grade separation.

16. Johns Property (Fresno County)

Authority Parcel Numbers: FB-10-0680-1 and FB-10-0680-2

Assessor Parcel Number: 334-330-07

Partial acquisition: 0.10 acre total (0.08 acre in fee, 0.02 acre in TCE)

This property will be needed for the construction of the E. Lincoln Avenue grade separation and S. Maple Avenue street improvements.

17. Fowler Packing Property (Fresno County)

Authority Parcel Number: FB-10-0704-1

Assessor Parcel Number: 338-080-15

## **PROPERTY PULLED**



18. Fagundes Property (Kings County)  
Authority Parcel Number: FB-16-0048-1  
Assessor Parcel Number: 014-060-039  
Partial acquisition: 0.11 acre in fee

This property will be needed for the construction of the E. Elder Avenue grade separation.

19. Fresno Interstate Business Park Property (Fresno County)  
Authority Parcel Numbers: MF-10-0101-1, MF-10-0101-2, MF-10-0101-3 and MF-10-0101-4  
Assessor Parcel Number: 510-460-16  
Partial acquisition: 0.86 acre total (0.55 acre in fee, 0.31 acre in TCE)

This property will be needed for the construction of N. Golden State Boulevard between W. Richert Avenue and W. Santa Ana Avenue.

20. Cedar Avenue Properties Property (Fresno County)  
Authority Parcel Number: FB-10-0699-1  
Assessor Parcel Number: 335-220-31

## **PROPERTY PULLED**

21. Penaloza Property (Kings County)  
Authority Parcel Numbers: FB-16-0138-1 and FB-16-0138-01-01  
Assessor Parcel Number: APN 014-390-016  
Full acquisition: 1.25 acre in fee

This property will be needed for the construction of the HSTS between E. Lacey Boulevard and Grangeville Boulevard.

22. Archer Property (Kings County)  
Authority Parcel Numbers: FB-16-0139-1, FB-16-0139-2 and FB-16-0139-01-01  
Assessor Parcel Number: 014-390-017  
Partial acquisition: 0.84 acre total (0.74 acre in fee, 0.10 acre in permanent easement)

This property will be needed for the construction of the HSTS between E. Lacey Boulevard and Grangeville Boulevard.

23. Yergat Property (Fresno County)  
Authority Parcel Numbers: FB-10-0299-1 and FB-10-0299-2  
Assessor Parcel Number: 334-250-43  
Partial acquisition: 6.29 acres in fee

This property will be needed for the construction of the HSTS between E. Lincoln Avenue and E. Morton Avenue and the E. Lincoln Avenue grade separation.

24. Teixeira Farms Property (Kings County)  
Authority Parcel Numbers: FB-16-0069-1 and FB-16-0069-2  
Assessor Parcel Number: 014-090-024  
Partial acquisition: 0.45 acre total (0.23 acre in fee, 0.22 acre in permanent easement)

This property will be needed for the construction of the Fargo Avenue grade separation.

25. Singh Property (Fresno County)

Authority Parcel Numbers: FB-10-0406-1 and FB-10-0406-2

Assessor Parcel Number: 042-190-41S

Partial acquisition: 5.44 acres in fee

This property will be needed for the construction of the E. Mountain View Avenue grade separation.

26. Gill Property (Fresno County)

Authority Parcel Number: FB-10-0284-1

Assessor Parcel Number: 334-040-93S

Partial acquisition: 4.43 acres in fee

This property will be needed for the construction of the HSTS between E. American Avenue and E. Jefferson Avenue.

27. Eskelsen Property (Fresno County)

Authority Parcel Number: FB-10-0360-1

Assessor Parcel Number: 338-080-30

Partial acquisition: 0.24 acre in fee

This property will be needed for the construction of the E. Manning Avenue grade separation.

28. Gentle Property (Fresno County)

Authority Parcel Numbers: FB-10-0320-1 and FB-10-0320-01-01

Assessor Parcel Number: 335-110-20

Partial acquisition: 4.23 acres in fee

This property will be needed for the construction of the HSTS between E. South Avenue and E. Sumner Avenue.

29. M.C. Land Property (Kings County)

Authority Parcel Numbers: FB-16-0047-1, FB-16-0047-2, and FB-16-0047-01-01

Assessor Parcel Number: 014-060-038

Partial acquisition: 10.81 acres in fee

This property will be needed for the construction of the HSTS between Flint Avenue and Elder Avenue and the Elder Avenue grade separation.

30. Everspring Alliance Property (Madera County)

Authority Parcel Numbers: MF-20-0933-1, MF-20-0933-2 and MF-20-0933-01-01

Assessor Parcel Number: 047-070-007

Partial acquisition: 5.19 acres in fee

This property will be needed for the construction of the HSTS between Avenue 12 and Avenue 13 and the Avenue 12 grade separation.

**Staff Recommendation: Adopt 28 Resolutions of Necessity authorizing the use of eminent domain to acquire properties totaling approximately 71.1 acres. Specifically, the recommendation is to adopt items 1-16, 18-19 and 21-30.**

## OTHER BUSINESS

**NONE**

## CLOSED SESSION

### **HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1**

#### **Closed Session to Confer with Legal Counsel regarding Pending Litigation**

The Board will meet in closed session, pursuant to Government Code sections 11126(e)(1) and (e)(2)(a), to confer with counsel regarding pending litigation. The following case(s) will be discussed:

1. *People of the State of California, acting by and through the State Public Works Board v. Frank Solomon, Jr., Trustee of the Frank Solomon, Jr., Living Trust, Dated February 7, 2002, et al.*, Fresno County Superior Court Case No. 14CECG00643.

## REPORTABLES

**To be presented at the meeting.**